

Residential

Coonan
PROPERTY



53 Willowbrook Park, Celbridge, Co. Kildare

- Coonan Property present this superbly finished three-bedroom bungalow, ideally positioned at the end of a quiet cul-de-sac just a short stroll from all local amenities
- An exceptional home, fully renovated in 2021 to include a new kitchen, upgraded insulation, heating system, flooring, rewiring and plumbing
- Accommodation comprises a bright living room, modern kitchen/dining area, three well-proportioned bedrooms and a family bathroom
- Generous site with parking for two cars, wide side access and a spacious rear garden featuring artificial lawn, composite decking and a steel shed
- Ideally located within walking distance of Scoil Mochua primary school and a range of local shops including Tesco, Lidl and Aldi
- Excellent connectivity with easy access to the M4 motorway and a feeder bus service to Hazelhatch train station
- An ideal starter home or perfect for those looking to downsize to a more manageable property in a superb location

**3 bedroom bungalow
extending to approx.
70 sq.m (753 sq.ft)**

Guide Price:

€395,000

Private Treaty

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Living Room **4.75m x 3.44m**

Laminate flooring, recessed lights, coving, fitted curtains and roller blinds, alarm panel with motion sensor, Open fireplace with granite hearth.

**Kitchen/
Dining Area** **4.91m x 3.1m**

Tiled flooring, recessed lights, shaker style kitchen cabinets, integrated oven, hob, extractor fan, dishwasher, washing machine, fridge/freezer, stainless steel sink, composite kitchen worktops, roller blinds and a composite door that leads to rear garden.



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Hallway **0.85m x 3.22m** Laminate flooring, recessed lights, access to attic space, motion sensor, hot press with shelving and thermostat.

Master Bedroom **2.41m x 3.21m** Laminate flooring, fitted light, roller blinds and curtains.

Bedroom 2 **2.78m x 2.56m** Laminate flooring, fitted light, roller blinds and curtains.



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Bedroom 3 **2.28m x 2.42m** Laminate flooring, fitted light, roller blinds, curtains and storage space.

Main Bathroom **2.42m x 1.34m** Fully tiled bathroom, fitted light, velux window, w.c., w.h.b. with vanity unit, fitted mirror, bath with shower screen, Triton shower system and heated vertical towel rail.

Garden **7.79m x 9.63m +
11.17m x 2.39m** Stone paving, outdoor lights, outdoor tap, steel shed, artificial grass, composite decking with timber panel surround and double width side gate.



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Additional Information:

Gross internal floor area approx. 70 sq.m.
Built c. 1980's
Light fitting in attic space
Light fitting and sockets in steel shed
New boiler bought in 2020
Composite decking, garden panelling and artificial grass done in 2021
Alarm system
East facing rear garden
Double glazed windows installed 2020

Items Included in sale:

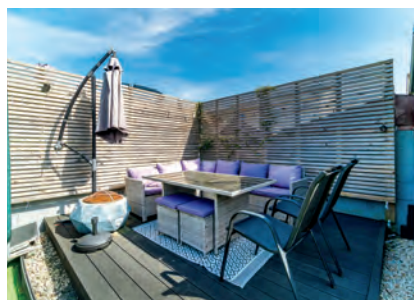
All fitted blinds and curtains, oven, hob, extractor fan, fridge/freezer, washing machine, dishwasher, steel shed, EV charger and alarm system

Services:

Mains water
Oil fired central heating

Entrance Driveway:

Space for 2 cars and large double gated side entrance with EV charging point.



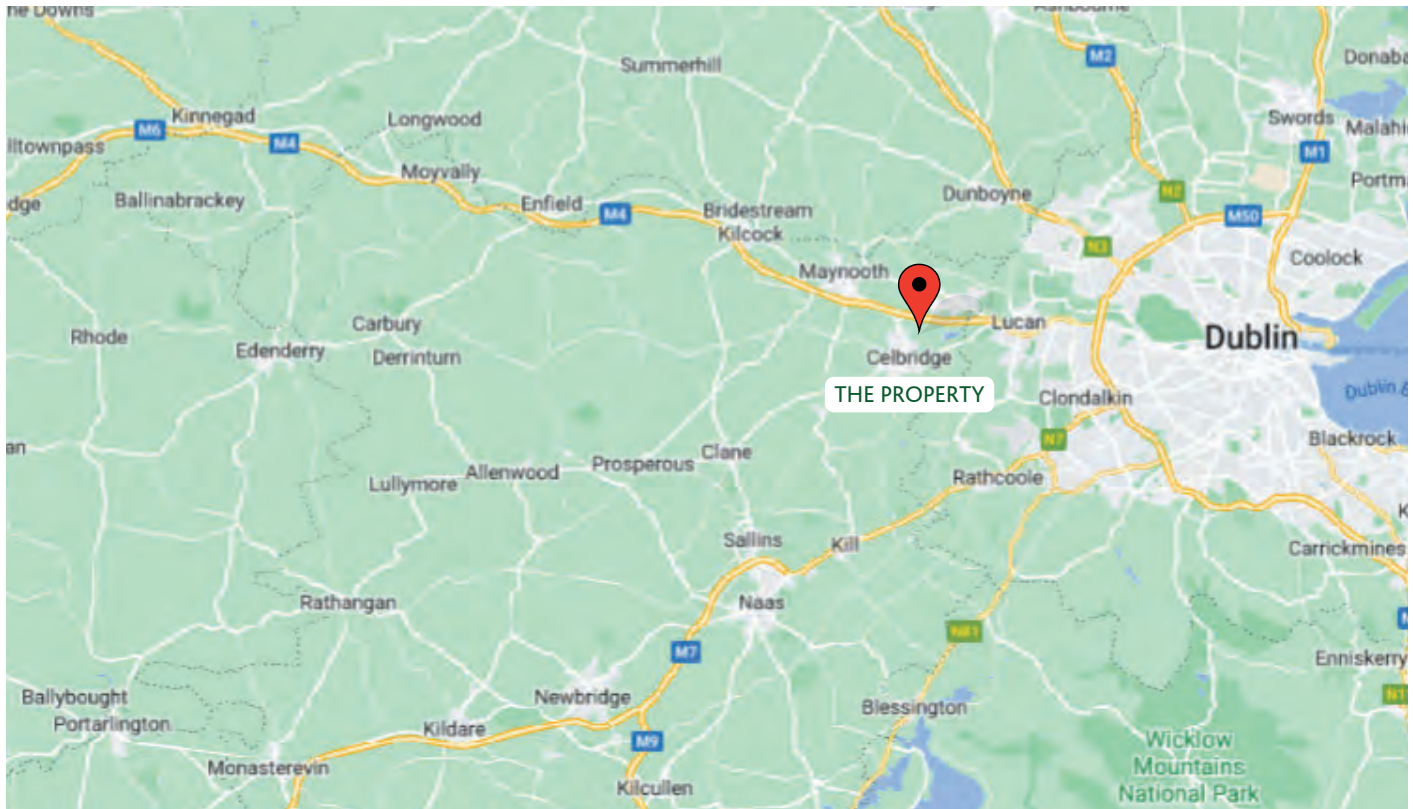
Floor Plans

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Directions

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Directions

W23 Y992

BER

BER C2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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